



THE HEARING PROCESS / OPTIONS FOR PROVIDING COMMENT:

- At the hearing, the Planning Commission receives public testimony, deliberates, and typically makes its decision before adjourning the meeting.
- The Planning Commission may approve, modify, or deny the proposed application.
- If you wish to testify on the proposal, you may provide written or oral testimony to the Planning Commission.
- The Chairperson may set a time limit of three minutes per person for oral testimony at the public hearing. Written testimony is encouraged. While written testimony will be accepted up to and including the night of the public hearing, written testimony submitted to the Planning Division by noon, eight days prior to the public hearing, will be included in the Planning Commission packets that are delivered prior to the hearing.
- Any person participating in the hearing is entitled to request that the hearing be continued to a second hearing if new evidence or documents are submitted in favor of the application. The “continuance” hearing will be limited to the issues related to the new documents or evidence for which the continuance was requested.
- A person testifying also may request to have the written record remain open for seven days to allow for the submittal of additional written testimony.
- “Raise it or waive it”: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision makers an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue. This means that in order to appeal the City’s decision to LUBA based on a particular issue, you must raise that issue at the City’s public hearing. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

DECISION:

The Planning Commission decision on this matter will be final unless the case is appealed to the City Council. Appeals may be filed within 12 days of the date a notice of disposition is signed and must be filed by 5:00 p.m. on the final day of the appeal period. Where the final day of an appeal period falls on a weekend or holiday the appeal period shall be extended to 5:00 p.m. on the next work day.

DECISION-MAKING CRITERIA:

The Planning Commission will evaluate this request based on specific review criteria from the Corvallis Land Development Code and other applicable requirements. The staff-identified decision-making criteria are listed below. Generally, these criteria specify that Planned Developments may be approved when compatibility criteria related to site design, noise, odors, emissions, traffic, landscaping, utilities, and Natural Features are satisfied, and where compensating benefits have been provided to mitigate for requested variations.

Because the adoption of the 2006 Land Development Code fully implements the Comprehensive Plan, Comprehensive Plan Policies are not considered to be decision criteria, per se. Where a variation to a standard has been requested, as allowed through the Planned Development process, the Planning Commission may look to Comprehensive Plan Policies for direction regarding the requested variation.

- **Applicable Comprehensive Plan policies:**
4.2.2, 4.6.2, 4.6.5, 4.6.9, 4.6.15, 4.7.1, 4.7.3, 4.10.4, 4.10.9, 4.11.3, 4.11.12, 4.11.14, 4.11.15, 4.11.16, 7.2.6, 10.2.4, 10.2.6, 10.2.8, 10.2.9, 10.2.11, 10.2.12, 10.2.13, 11.2.1, 11.2.11, 11.2.12, 13.13.1, 13.13.21, 13.13.23, 13.13.25, 13.13.32
- **Applicable Land Development Code chapters:**
1.2, 1.6, 2.0, 2.5, 3.0, 3.1, 3.2, 3.4, 3.6, 3.11, 4.0, 4.1, 4.2, 4.12, 4.13, and 4.14

Citizens are encouraged to become familiar with the application and applicable review criteria. A staff report discussing the request in relation to the criteria will be available seven days before the hearing (www.corvallisoregon.gov/cd-staffreports). All documents may be reviewed at the Planning Division office without charge; copies will be provided upon request. The Land Development Code and Comprehensive Plan documents are available in the Corvallis-Benton County Public Library (645 NW Monroe Avenue), and on the City’s web site (www.corvallisoregon.gov/cd-publications).

THE CORVALLIS PLANNING DIVISION ENCOURAGES YOU TO NOTIFY YOUR NEIGHBORS AND OTHER PERSONS YOU BELIEVE WOULD BE AFFECTED BY THIS MATTER.

MAIL / POST: October 28, 2015